

SHERIFF'S SALE

9 A.M.
September 21, 2016

The City of Philadelphia
FIRST DISTRICT PLAZA
3801 MARKET STREET

**Sale... Under provisions of Act of Assembly
May 16, 1923, P.L. 207 and the Amendments thereto,
and as required by the Act of March 15, 1956 – No. 388,
subject to the right of redemption as provided by law,
real estate as followed.**

WRIT NO.	PREMISES	FRONT	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
POSTPONED FROM FEBRUARY 18, 2015			128	2457 Sepviva Street	14' 3" x 60'	8	POSTPONED	POSTPONED
169	5253 Walnut Street	15' x 77' 2"	POSTPONED FROM JULY 20, 2016			9	2334 N 12th Street	15' X 60'
POSTPONED FROM JULY 15, 2015			8	4515 N 17th Street	15' 7" x 84' 5"	10	2553 N 12th Street	15' 3/8" X 68'
70	5246 Cedar Avenue	16' x 106'	16	2942 N 27th Street	LOT IRREGULAR	11	2524 N 15th Street	16' x 63' 11"
POSTPONED FROM AUGUST 19, 2015			40	3217 W Allegheny Avenue	16' x 70'	12	4214 N 15th Street	30' x 56'
257	721 Washington Avenue	LOT IRREGULAR	82	3317 N Gratz Street	15' 2 x 76' 10"	13	POSTPONED	POSTPONED
POSTPONED FROM DECEMBER 16, 2015			83	STAY	STAY	14	2234 N 18th Street	16' x 71' 10"
144	5210 Overbrook Avenue	100' x 100'	98	104 W Luray Street	14' 3" x 60'	15	2020 N 22nd Street	27' 9" X 100'
POSTPONED FROM NOVEMBER 18, 2015			106	4527 N Marvine Street	15' 8" x 81' 1-1/4"	16	1927 N 23rd Street	LOT IRREGULAR
260	5125 Wakefield Street	LOT IRREGULAR	132	STAY	STAY	17	1831 N 24th Street	14' 8" x 65'
POSTPONED FROM JANUARY 20, 2016			133	1848 E Russell Street	10' 1" X IRREG	18	1928 N 24th Street	15' 6" x 65'
30	1401 S 58th Street	20' X IRREG	POSTPONED FROM AUGUST 17, 2016			19	POSTPONED	POSTPONED
36	431 N 61st Street	15' 4" x 109' 6"	4	3122 N 07th Street	14' 10" X 69'	20	1318 N 27th Street	Lot Irregular
69	50 N Conestoga Street	16' x 60'	5	3031 N 10th Street	14' 6" x 69' 6"	21	1240 N 27th Street	LOT IRREGULAR
POSTPONED FROM FEBRUARY 17, 2016			6	2509 N 17th Street	16' 1" X 67'	22	STAY	STAY
42	3318 Bleigh Avenue	18' 2" X 100' 11-3/4"	8	2338 N 21st Street	16' x 69'	23	POSTPONED	POSTPONED
62	3754 N Delhi Street	16' X 45'	11	2251 N 33rd Street	20' 6" X 100' 8"	24	2816 N 28th Street	21' x 60'
137	2843 N Stillman Street	14' 5" x 45'	14	2031 S 57th Street	15' X 80'	25	POSTPONED	POSTPONED
POSTPONED FROM MARCH 16, 2016			20	2012 S Alden Street	15' X 53'	26	2409 N 32nd Street	15' 6" X 62'
10	637 N 65th Avenue	LOT IRREGULAR	28	221 E Cambria Street	13.75' X 54.02'	27	1346 S 33rd Street	16' 2" X 55'
15	219 Apsley Street	LOT IRREGULAR	37	1453 S Colorado Street	14' X 50'	28	2523 N 34th Street	LOT IRREGULAR
53	4510 N Gratz Street	LOT IRREGULAR	39	1850 S Conestoga Street	16' x 67'	29	1436 S 52nd Street	16' x 77'
55	7113 Guyer Avenue	15' 11-3/4" x 74' 6"	40	2812 N Croskey Street	15' 4" X 85'	30	POSTPONED	POSTPONED
64	44 E Hortter Street	15' X 86' 5-7/8"	42	2636 N Darien Street	13' X 39' 1-1/8"	31	STAY	STAY
90	6047 N Norwood Street	14' 2-1/2" X 90'	48	2650 N Douglas Street	14' X IRREG	32	1543 N 58th Street	15' x 77'
136	313 E Walnut Lane	45' x 199' 7/8"	50	3926 N Fairhill Street	13' 5" x 62'	33	1221 N 60th Street	15' x 86'
142	476 Winona Street	LOT IRREGULAR	55	2404 Federal Street	15' x 60'	34	441 N 60th Street	16' X 76'
POSTPONED FROM APRIL 20, 2016			78	6319 Kingsessing Avenue	15' X 73'	35	607 S 60th Street	15' 8" X 85'
146	545 N Wanamaker Street	15' X 55'	83	1824 N Marston Street	14' 1" x 41' 6"	36	5517 Addison Street	15' X 65'
22	40 N 51st Street0	16' X 112'	86	5014 Master Street	16' 5" X 91' 9"	37	6079 Allman Street	16' X 59' 6"
65	5322 Delancey Street	15' x 59' 6"	96	2415 N Orkney Street	13' 4" X 36' 6 "	38	3120 W Arizona Street	14' X 45'
148	718 E Westmoreland Street	15' x 55'	100	4628R Unit #14 Pulaski Avenue	9' 9-5/8" X 18' 1/4"	39	3122 W Arizona Street	14' X 45'
POSTPONED FROM MAY 25, 2016			106	5420 Ridgewood Street	15' 7" X 68'	40	2019 N Bambrey Street	15' 7" x 49' 6"
1	1934 N 03rd Street	14' X 55'	107	5740 Rising Sun Avenue	25' 7-1/8" X 112' 1-1/8"	41	2021 N Bambrey Street	15' 7" X 49' 6"
57	5710 Delancey Street	15' X 62'	109	31 N Salford Street	15' 4" x 81' 1-1/4"	42	2114 Bellmore Street	15' x LOT IRREGULAR
59	2150 Elkins Avenue	16' X 70'	111	2652 W Silver Street	15' X 50'	43	221 Berkley Street	16' X 74' 3-3/4"
110	5844 N Park Avenue	50' X 78'	113	5910 Spring Street	15' X 50'	44	2158 E Birch Street	14' X 47'
118	1715 N Redfield Street	15' 3" X 84' 10-1/4"	118	2102 W Stella Street	LOT IRREGULAR	45	2160 E Birch Street	14' x 46'
126	3612 Richmond Street	15' x 100'	123	2944 N Taylor Street	14' 1" x 50'	46	1848 Brunner Street	14' 11" x 76'
132	1706 Seybert Street	14' x 41'	125	5008 W Thompson Street	15' X Irreg.	47	1830 N Bucknell Street	14' 2" x 46' 6"
136	1748 St Paul Street	15' X 72'	126	1120 W Tioga Street	15' 2" X 83'	48	2918 N Camac Street	16' X 84' 6"
POSTPONED FROM JUNE 22, 2016			132	418 N Wanamaker Street	15' 7" x 66' 6"	49	517 Cantrell Street	14' X 45'
2	1942 N 03rd Street	13' 6" X 55'	133	2620 N Warnock Street	14' X 58' 3-1/2"	50	2945 Cecil B Moore Avenue	30' 4" X IRREG
3	1944 N 03rd Street	13' 6" X 55'	135	628 E Wensley Street	14' X 45' 6"	51	2625 N Chadwick Street	14' X 48'
4	1946 N 03rd Street	13' 6" X 55'	136	5145 Westminster Avenue	15' 8" X 74' 5"	52	5624 Christian Street	15' 2" X 85'
5	1952 N 03rd Street	13' 6" X 55'	140	304 E William Street	11' 11" x 43'	53	POSTPONED	POSTPONED
6	1956 N 03rd Street	13' 6" X 55'	141	5717 Willows Avenue	15' X 81' 6"	54	5937 Christian Street	15' 5" x 110'
38	2049 Albright Street	14' 4" X 68' 4-1/2"	144	6334 E Wister Street	18' X IRREG	55	2431 N Clarion Street	14' X 36' 6"
50	6937 Cedar Park Avenue	15' X 100'	147	6710 Woolston Avenue	16' X 70'	56	1237-45 W College Avenue	Lot Irregular
52	2328 Collins Street	18' 11-3/4" X IRREG	SEPTEMBER 21, 2016			57	2634 N Corlies Street	14' X 50'
73	2043 S Frazier Street	15' x 63' 6"	SHERIFF'S SALE			58	267 W Cornwall Street	14' X 45'
91	5520 Lansdowne Avenue	15' X 87'	WRIT NO. PREMISES FRONT			59	683 N Creighton Street	14' 8" X IRREG
121	5143 Reno Street	14' X 45'	1	2406 N 03rd Street	LOT IRREGULAR	60	POSTPONED	POSTPONED
			2	2849 N 04th Street	12' 2-1/4" x 57' 6"	61	3127 N Darien Street	14' x 40'
			3	3721 N 5th Street	15' X 66' 3"	62	3757 N Darien Street	16' X 45'
			4	2426 N 06th Street	17' X 80'	63	3109 W Dauphin Street	16' X 80'
			5	3138 N 09th Street	14' 9" X 69'	64	733 N De Kalb Street	14' 4" x 82'
			6	3007 N 10th Street	15' X 69' 6"	65	2043 Dickinson Street	15' X 63'
			7	3017 N 10th Street	14' 6" x 69' 6"	66	3448 Dillman Street	14' X 50'
						67	3647 Emerald Street	14' X 72' 8-1/2"
						68	1867 N Etting Street	14' x 42'
						69	2701 Federal Street	16' X 46'
						70	652 N Frazier Street	15' 4" X 77' 3-1/4"

Tax Sale continues on 22

e CITY WILL BID ON THESE PROPERTIES FOR ACQUISITION. FOR FURTHER INFORMATION CALL 686-6552

TAX SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest sum bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred dollars (\$500.00) be deposit otherwise, upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid had been registered, then, the second bidder will take the property at the highest bid price.

Additionally, where there is active bidding, the highest bidder, and the second bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by case, certified check, attorney's check or money order with the Sheriff.

The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed Poll for execution by the highest Bidder to the Sheriff at his office within thirty (30) days from the time of the sale. An extension of time of an additional thirty (30) days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except where a second bid has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) days time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) days time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court

A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bidder is registered on a property at the sale.

The deposit made by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff Distribution Policy will be ordered and the money will be distributed accordingly.

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time of settlement and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement or make fraudulent bids or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.

The Sheriff requires from each successful purchaser before settlement, certification from the Department of Revenue of the City of Philadelphia, that the successful purchaser is not more than one year delinquent in paying real estate taxes on any properties owned by said purchaser with the City of Philadelphia or that the purchaser is under agreement with the City of Philadelphia for repayment of any taxes due the City. The Sheriff reserves the right to waive the requirements of said certification when the said certification has been reasonably requested but has not been received.

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and any, at his discretion, require proof of the identity of the purchaser or the registration of a fictitious name. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

All bidders are advised to remain at the sale until the last property is sold. The Sheriff reserves the right to resell any property at any time before the end of the sale upon the successful bidder's failure to tender the required deposit.

REQUIREMENTS: All bidding starts at \$800. Bidding is open and competitive. Each bidder must be prepared to deposit 10 percent of successful bid in cash or certified check. However, \$500 is the minimum deposit which will be accepted. Shelley R. Smith, City Solicitor

EFFECTIVE DATE: July 1, 1989

Tax Sale continued from 21

SHERIFF'S SALE

9 A.M.
September 21, 2016

The City of Philadelphia
FIRST DISTRICT PLAZA
3801 MARKET STREET

Sale... Under provisions of Act of Assembly
May 16, 1923, P.L. 207 and the Amendments thereto,
and as required by the Act of March 15, 1956 – No. 388,
subject to the right of redemption as provided by law,
real estate as followed.

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
71	4814 Friendship Street	14' x 80'	98	2758 Martha Street	13' 9" X 54'	125	3134 N Rosewood Street	15' 1/2" x 58' 8"
72	2813 Germantown Avenue	18' x 105'	99	149 Meehan Avenue	15' 8-1/2" x 80' 9-1/2"	126	3039 W Sedgley Avenue	LOT IRREGULAR
73	1964 Goodnaw Street	29' 5-1/2" X IRREG	100	2523 S Millick Street	16' X 47'	127	1716 Seybert Street	14' X 41'
74	2409 N Gratz Street	14' 1" x 50'	101	62 N Millick Street	15' X 67'	128	328 N Simpson Street	16' 4-1/2" x 80'
75	POSTPONED	POSTPONED	102	2030 Montrose Street	15' X 55' 8-1/2"	129	1900 W Somerset Street	15' x 71'
76	5635 Hadfield Street	16' X 63' 6"	103	POSTPONED	POSTPONED	130	2104 E Somerset Street	15' X 64'
77	1238 W Harold Street	14' x 42'	104	1226 N Myrtlewood Street	14' X 56' 9"	131	1353 S Stanley Street	14' X 51'
78	3218 Hartville Street	14' x 41' 6"	105	1047 W Nevada Street	14' 6-1/2" x 38' 9"	132	2456 N Stanley Street	14' X 52'
79	2730 Helen Street	12' X 37' 3"	106	1438 S Newkirk Street	14' 2" x 48'	133	229 E Stella Street	14' X 43' 6"
80	1322 N Hollywood Street	15' x 50.50'	107	2304 Nicholas Street	15' 4" x 51'	134	1528 S Taney Street	14' X 49'
81	2700 Holme Avenue	30' 7-1/2" X 100' 1/2"	108	3005 W Norris Street	15' 9-1/4" X 73'	135	7126 Theodore Street	16' X 77' 10"
82	STAY	STAY	109	5010 Ogden Street	14' X 55'	136	2538 Turner Street	14' X 56.50'
83	1442 Kerbaugh Street	12' X 46'	110	6645 Ogontz Avenue	LOT IRREGULAR	137	6062 Upland Street	14' X 58'
84	6012 Kingsessing Avenue	16' x 75'	111	2732 N Orkney Street	12' X 36'	138	6067 Upland Street	15.50" X 60'
85	1734 N Lambert Street	14' X 60'	112	2526 Page Street	16' X 50'	139	6079 Upland Street	16' X 60'
86	2134 N Lambert Street	15' x 60'	113	2856 N Park Avenue	13' 10" X IRREG	140	6109 Upland Street	16' X 62'
87	5505 Lansdowne Avenue	6' X 98'	114	5841 Pemberton Street	LOT IRREGULAR	141	5811 Wakefield Street	14' 6-1/2" x 40' 3-1/4"
88	4655 Large Street	LOT IRREGULAR	115	2123 N Percy Street	14' x 44'	142	2950 Weikel Street	14' 4" X 62'
89	2009 N Lawrence Street	LOT IRREGULAR	116	1341 W Pike Street	LOT IRREGULAR	143	3158 N Wendle Street	14' X 49' 10-1/2"
90	3041 N Lawrence Street	14' x 49' 3-1/2"	117	STAY	STAY	144	5147 Westminster Avenue	15' 8" X 74' 5"
91	STAY	STAY	118	739 E Price Street	19' X 121' +/-	145	5811 Windsor Avenue	15' 6" x 64'
92	1715 W Lippincott Street	14' X 47'	119	2003 N Randolph Street	17' 3" X 60'	146	STAY	STAY
93	541 Locust Avenue	27' 6" X IRREG	120	2149 N Randolph Street	14' X 43'	147	2038 N Woodstock Street	15' X 58'
94	6509R Magnolia Street	9' 7-3/8" X IRREG	121	6020 Regent Street	16' X 57'	148	6550 N Woodstock Street	14' 9" X 79'
95	2038 Margaret Street	14' 2" X 80'	122	1220 Rising Sun Avenue	15' 11" X 71' 9-1/4"	149	3937 Wyalusing Avenue	14' X 45'
96	1441 N Marston Street	14' x 48'	123	129 N Robinson Street	14' 2" x 65' 6"	150	1618 W York Street	14' X 88'
97	1453 N Marston Street	13' 2-3/8" X 36'	124	2920 Rosehill Street	13' 6" x 42'			

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Additionally, where there is active bidding, the highest bidder, and the second bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by case, certified check, attorney's check or money order with the Sheriff.

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EFFECTIVE DATE: July 1, 1989

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By Stewart M. Weintraub and Jennifer Weidler Karpchuk – Chamberlain Hrdlicka

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